119.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	798,100	/	798,100
USE VALUE:	798,100	/	798,100
ASSESSED:	798,100	/	798,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN BENSCHOTEN ROBERT W
Owner 2:	VAN BENSCHOTEN ELLEN Q
Owner 3:	
Street 1:	316 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAN BENSCHOTEN ROBERT W -
Owner 2:	VAN BENSCHOTEN ELLEN Q -
Street 1:	316 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1514

NARRATIVE DESCRIPTION

This parcel contains 9,049 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Wood Shingle Exterior and 2597 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9049.000	313,500	600	484,000	798,100
Total Card	0.208	313,500	600	484,000	798,100
Total Parcel	0.208	313,500	600	484,000	798,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.38 | /Parcel: 307.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76875
GIS Ref	
GIS Ref	
Insp Date	10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,500	600	9,049.	484,000	798,100	798,100	Year End Roll	12/18/2019
2019	101	FV	246,400	600	9,049.	490,900	737,900	737,900	Year End Roll	1/3/2019
2018	101	FV	246,400	600	9,049.	366,500	613,500	613,500	Year End Roll	12/20/2017
2017	101	FV	246,400	600	9,049.	331,900	578,900	578,900	Year End Roll	1/3/2017
2016	101	FV	246,400	600	9,049.	318,100	565,100	565,100	Year End	1/4/2016
2015	101	FV	240,300	600	9,049.	269,700	510,600	510,600	Year End Roll	12/11/2014
2014	101	FV	240,300	600	9,049.	255,800	496,700	496,700	Year End Roll	12/16/2013
2013	101	FV	240,300	600	9,049.	243,400	484,300	484,300		12/13/2012

!9243!

PRINT

Date	Time
12/10/20	23:44:45

LAST REV

Date	Time
09/03/19	13:49:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG STEVEN	30104-129		4/29/1999		249,900	No	No		
DILLON THERESA	28369-19		3/30/1998		212,375	No	No		Y

USER DEFINED

Prior Id # 1:	76875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	961	Solar Pa	18,304		7/13/2016			Install roof mount
4/28/2010	366	Addition	43,000					REMOVE ROOF & ADD

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
9/16/2010	Info Fm Prmt	BR	B Rossignol
12/11/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Inspected	264	PATRIOT
6/19/2000	MLS		
2/15/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
4/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9049		Sq. Ft.	Site		0	70.	0.76	5									484,029						484,000	

Total AC/HA:	0.20774	Total SF/SM:	9049	Parcel LUC:	101	One Family	Prime NB Desc: ARLINGTON

Total: 484,029 | Spl Credit | Total: 484,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10751629
Const Adj.:	0.99792004
Adj $ / SQ:	138.152
Other Features:	83938
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454315
Depreciation:	140838
Depreciated Total:	313478

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

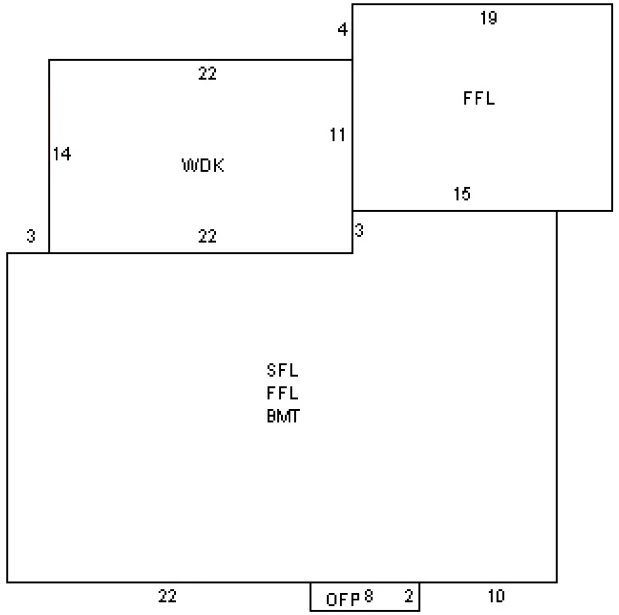
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.15
Special Features:	0	Val/Su Net:	86.51
Final Total:	313500	Val/Su SzAd	136.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	138.150	178,216
BMT	Basement	1,005	49.530	49,775
SFL	Second Floor	1,005	138.150	138,842
WDK	Deck	308	9.230	2,842
OFP	Open Porch	16	43.910	703
	Net Sketched Area:	3,624	Total:	370,378
Size Ad	2295	Gross Are	3624	FinArea 2597

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X14	A	AV	1950	3.59	T	40.8	101			600			600
2	Frame Shed	D	Y	1	10X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600